

MINUTES
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)
Meeting – April 28, 2010
Fresno City Hall, Room 2165 A - 2nd Floor
2600 Fresno Street
Fresno, California 93721

A. CALL TO ORDER

With a quorum being present, the meeting was called to order by Chair Cox at 5:07 p.m.

Commissioners

Present:	Rogenia Cox, CHAIR Armando Rodriguez, VICE-CHAIR Jeffrey Harrington, Commissioner Louise Bauer Davoli, Commissioner Jas Singh, Commissioner	Absent:	Izzy Einsidler, Commissioner Sandy Cha, Commissioner
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Staff

Present:	Claudia Cázares, Manager Housing and Community Development Erica Castaneda, Recording Secretary	Absent:	Keith Bergthold, Assistant Director Planning and Development Department
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B. COMMUNICATIONS

1. Claudia Cázares introduced and welcomed Christina Hathaway from Central California Legal Services.

C. APPROVAL OF MINUTES

Minutes of April 14, 2010 and Special Meeting Minutes of April 14, 2010 were approved as presented.

D. GENERAL ADMINISTRATION

1. RECOMMEND ADOPTION OF MITIGATED NEGATIVE DECLARATION, AND AUTHORIZE STATE WORKFORCE HOUSING PROGRAM GRANT FUNDING ASSISTANCE FOR RDA CALIFORNIA STREET IMPROVEMENTS PROJECT IN 2009-2010 AND FUND THE CITY'S WILLOW BRIDGE PROJECT IN 2010-2011.

Corrina Nunez, Housing and Community Development Division, provided the report to Commissioners. Ms. Nunez provided background information on the project and handed out a draft copy of the Mitigated Negative Declaration. The final Mitigated Negative Declaration will be made public on Friday, April 30, 2010 by the Public Works Department.

Motion: Motion was made to recommend approval of item D1 by Vice Chair Rodriguez

Second: Commissioner Singh seconded the motion.

Ayes: Cox, Rodriguez, Harrington, Davoli, Singh

Noes: None

Abstain: None

2. CONSIDER RECOMMENDING THE AGENCY BOARD AUTHORIZE THE EXECUTIVE DIRECTOR TO ENTER INTO A PURCHASE AND SALE AGREEMENT FOR THE PROPERTY LOCATED AT 829 FULTON MALL (APN 468-282-05) OWNED BY MOON YEE. THE SUBJECT PROPERTY IS LOCATED WITHIN THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA

David Martin, Redevelopment Agency, provided the report to Commissioners. Mr. Martin provided background information on the project. The Agency reached an agreement with seller in the amount of \$376,000. The acquisition enables use of this building on Fulton Mall that will be consistent with the Central Business District Revitalization Plan. Vice Chair Rodriguez inquired about the size of the lot. The lot size is approximately 4,000 square feet.

Motion: Motion was made to recommend approval of item D2 by Commissioner Harrington
Second: Vice Chair Rodriguez seconded the motion.
Ayes: Cox, Rodriguez, Harrington, Davoli, Singh
Noes: None
Abstain: None

3. Public Hearing on the 2010-2014 Consolidated Plan

Crystal Smith, Budget and Management Studies, provided the report to Commissioners. Ms. Smith requested that Commissioners review and provide comments on the Consolidated Plan before May 5, 2010.

Chair Cox opened the public hearing on the 2010-2014 Consolidated Plan, with no public comments Chair Cox closed the public hearing.

No action was required by Commission.

4. CONSIDER RECOMMENDING THE CITY COUNCIL APPROVE AND ADOPT THE PROPOSED AMENDMENTS TO NINE (9) REDEVELOPMENT PLANS IN THE MERGER NO. 1 PROJECT COMPRISED OF THE CENTRAL BUSINESS DISTRICT, CHINATOWN EXPANDED, CONVENTION CENTER, FULTON, JEFFERSON, MARIPOSA, SOUTH VAN NESS INDUSTRIAL, WEST FRESNO I, AND WEST FRESNO II ("CONSTITUENT PROJECT AREAS" OR CONSTITUENT REDEVELOPMENT PLANS):
1. RECOMMEND THAT FRESNO CITY ("CITY") COUNCIL ("COUNCIL") AND FRESNO REDEVELOPMENT AGENCY BOARD ("AGENCY BOARD" OR "BOARD") CERTIFY THE FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT ("FSEIR") FOR THE MERGER NO. 1 PROJECT
 2. RECOMMEND THAT THE COUNCIL AND AGENCY BOARD CONSIDER ADOPTING AN APPROPRIATE STATEMENT OF OVERRIDING CONSIDERATIONS BECAUSE SIGNIFICANT, UNAVOIDABLE ENVIRONMENTAL IMPACTS MAY RESULT FROM MERGER NO. 1 PROJECT
 3. RECOMMEND THAT THE CITY COUNCIL ADOPT BY ORDINANCE THE PROPOSED MERGER NO. 1 REDEVELOPMENT PLAN AMENDMENTS

Jerry Freeman, Redevelopment Agency, provided the report to Commissioners. Mr. Freeman provided background information on the project. Commissioner Harrington inquired about the reason why the letter from Mr. Diamond, included in the staff report attachment was not responded to. Mr. Freeman explained that the Agency must respond to concerns in writing; adopt findings and a resolution on how the concerns will be addressed. Mr. Freeman explained that extensions to the plan time and financial limits for the Constituent Redevelopment Plans need to be undertaken in order to continue to carry out many of the revitalization efforts. Vice Chair Rodriguez inquired about the plan amendments affect on the Chinatown area. Chinatown is dependent upon donated tax increment funds from the other project areas. Commissioners discussed and inquired about eminent domain. Mr. Freeman explained that in the last decade 6% of RDA property acquisition involved eminent domain. The plan amendments will give the Agency the flexibility to revitalize the area. Kathy Omachi, Chinatown Revitalization Inc. (CRI) read a letter from CRI in support of the plan amendments. Lillian Koenig provided public comment.

Motion: Motion was made to recommend approval of item D4 by Vice Chair Rodriguez
Second: Commissioner Singh seconded the motion.
Ayes: Cox, Rodriguez, Harrington, Singh
Noes: Davoli
Abstain: None

5. Item D5 was removed from the agenda by Redevelopment Agency.

E. INFORMATIONAL REPORTS

None

F. COMMISSIONERS' ITEMS

None

G. UNSCHEDULED ORAL COMMUNICATIONS

Lillian Koenig inquired about the Work Force Housing Grant and the First Time Homebuyer Program. Claudia Cázares answered Ms. Koenig's questions and provided her with the Housing and Community Development Division's phone number (559) 621-8300.

H. ADJOURNMENT

Next Regularly Scheduled Commission Meeting: **May 12, 2010.**

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 6:54 p.m.

Attest: Rogenia Cox, Chair

Attest: Claudia Cázares, Manager
Housing and Community Development